

BOUNDARIES OF THE STUDY AREA AND COMMUNITY DESCRIPTION

Boundary

The study area is located in eastern Baltimore County. It has an approximate total area of 4,048± acres or 6.325 square miles . The boundaries of the study area are as follows: Pulaski Highway to Middle River Road, Middle River Road to Bird River Road, Bird River Road to Wampler Road, Wampler Road to Bengies Road, Bengies Road to the Amtrak railroad tracks, along the railroad tracks to Ebenezer Road, Ebenezer Road to Pulaski Highway (see map). The boundary line is coincident with census tract 4517.01.

Description of Community

Located within the coastal plain, the study area consists of a flat surface that gently slopes towards the coastal rivers. Two stream systems, surrounded by major wetlands traverse the plain. Approximately two thirds of the total acreage of the study area is undeveloped. Among the undeveloped land is the A.V. Williams tract, the largest unimproved property with industrial zoning in Baltimore County.

The study area includes two distinct neighborhoods. One, Gambrill's Vincent Farm, is an old established community located in the northern part of the study area between Bird River Road and Vincent Farm Road. This community can trace its history back to the days of the Revolutionary War and some families have lived in the area for generations. Local residents see themselves as part of Old White Marsh. The second community, Windlass Run, is relatively new. The location of this neighborhood is in the southwestern part of the study area, centering around Bird River Road, Wampler Road and Gladway Road.

The predominant character of the study area is rural, but some sections have a suburban appearance. Area residents describe their community as stable, close-knit and friendly, where most people own their homes and the crime rate is low.

Demographic data supports the perception residents have about their community. The study area corresponds to Census Tract 4517.01. The data presented below is based on the 1990 Census of Population and Housing. Total population is 1,790. Of that total, 368 persons, or 20.5% are under the age of 18 and 271 persons, or 15.1% are 65 years or older. The largest cohort, 543, is between 25 and 44 years. The study area consists of 652 households with a median household income of \$39,716.

There are 676 housing units in the study area. Of the total, 584 units or 89.6% are owner occupied. Median value of homes in the area is \$105,000.